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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 617-6381

From: Account Name : JORGE L. GURIAN P.A.
Account Number : I20010000123
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Fax Number : (305) 279-1489

**Enter the email address for this business entity to be used for annual report mailings. Enter only one email address please.

Email Address: JGURIAN@GURIANLAW.COM

FLORIDA PROFIT/NON PROFIT CORPORATION
RESIDENCES AT VIZCAYA 204 CORP

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF INCORPORATION OF
RESIDENCES AT VIZCAYA 204 CORP.**

Pursuant to Chapter 607 of the Florida Business Corporation Act, for the purpose of forming a corporation, the undersigned incorporator hereby adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation shall be: RESIDENCES AT VIZCAYA 204 CORP.

ARTICLE II

The mailing address and principal place of business of this corporation shall be: 2665 South Bayshore Drive, Suite 800, Coconut Grove, FL 33133

ARTICLE III

The corporation is authorized to issue one class of stock, that being 100,000 shares of Voting Common Stock with \$1 par value. The transfer of these shares will be governed by the by laws of the corporation.

ARTICLE IV

The name and address of the corporation's initial registered agent is:

Jorge Gurian
2665 South Bayshore Drive
Suite 800
Coconut Grove, Fl 33133

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ARTICLE V

The corporation will be authorized to undertake any legal and valid business purpose as recognized under the laws of the State of Florida.

ARTICLE VI

The name and street address of the incorporator of these Articles of Incorporation is:

Jorge Gurian
2665 South Bayshore Drive
Suite 800
Coconut Grove, Fl 33133

ARTICLE VII

The name and address of the initial directors of the corporation are as follows:

Ronald Pantin and Cecilia Van Den Bussche de Pantin
2665 South Bayshore Drive, Suite 800
Coconut Grove, Fl 33133

ARTICLE VIII

The name and address of the initial officers of the corporation are as follows:

Ronald Pantin
President & Director
2665 S. Bayshore Drive
Suite 800
Coconut Grove, FL 33133

Cecilia Van Den Bussche de Pantin
Secretary & Director
2665 S. Bayshore Drive
Suite 800
Coconut Grove, FL 33133

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ARTICLE IX

No Director shall be held liable to the corporation or its shareholders for its monetary damages due to a breach of fiduciary duty, unless the breach is a result of intentional misconduct, self dealing or illegal actions.

That the undersigned incorporator hereby declares, under penalty of perjury, that the statements made in the foregoing Articles of Incorporation are true, and that the incorporator is at least eighteen years of age.

The undersigned incorporator, Jorge Gurian, has executed these Articles of Incorporation on this 28th day of September, 2012.



JORGE GURIAN
INCORPORATOR

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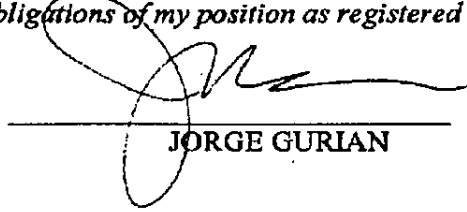
CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND A REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the corporation is: RESIDENCES AT VIZCAYA 204 CORP
2. The name and the Florida street address of the initial registered agent is:

Jorge Gurian
2665 South Bayshore Drive
Suite 800
Coconut Grove, Fl 33133

Having been named as registered agent and to accept service of process for RESIDENCES AT VIZCAYA 204 CORP. at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



JORGE GURIAN

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